

**Development Review Board Meeting Minutes**  
**Monday, October 19, 6:00 P.M.**  
**Willey Building Meeting Room**

Those attending in person: Mike Hogan, Jeanne Johnson, Johanna Thibault, Jenn Miner, William Amenden, Larry Gochey

Zoom: Neils Larsen, Brad Alexander, Brittany Butler, Lori Augustyniak

1. The meeting was called to order at 6:01 p.m.
2. Appoint Chair – Jenn Miner started the meeting, and stated that the first item on the agenda was to an interim chair. A motion was made by Larry and seconded by Brad. Motion carried. Mike stated that he would accept, but it would be just as interim chair.
3. Public Comment – There was no public comment.
4. Conditional Use Permit - Cabot Ventures, LLC – Johanna Thibault and William Amenden were present from Cabot Ventures, LLC and Johanna stated that it is a small LLC and decided to purchase the building so it could be brought to better use for the Village. The kitchen is already there and zoned for commercial. There were actually very surprised at the interest. Cabot Creamery is in the retail space. A couple wants to have a small café – they have a truck business at the present time. Another business upstairs, would like permission to change the commercial upstairs to residential. Café and Creamery will share the kitchen. Building has both water and sewer. Unit 1 is for the residential – access to side stairs. Larry stated that it was not supposed to be rented out.

Mike asked about the parking spaces. There are 6 spaced in back and 2 ½ parking spaces in front. Larry – parking out back – there seems to be a problem. Only overnight would be the back.

Mike wanted to know about fire safety inspection and has this happened. Johanna said they had a fire inspection before they moved in. Residential unit – window needs to be able to open, smoke detector, and no more than 25 people at a time in the retail section.

Larry – He wanted to clarify that right hand side upstairs will be an office. Johanna stated that this is true. He was questioning if there is a fire what happens to the people upstairs.

Jeanne - If we don't have a fire inspection we need to make this a stipulation before we approve the Conditional Use Permit.

Jeanne – she had no other questions except fire inspection.

Mike – Will do you have anything to offer and wanted to know the hours:

Creamery Visitor's Center: Thursday through Sunday 11-5. Mike wanted to know what kind of response has there been. Johanna stated that it has been very positive. Will stated that they are being very careful and using hand sanitizer.

Jeanne – trying to remember is there any access to the 1<sup>st</sup> floor from the second floor. Johanna stated that they will not

Larry – said that it looks very nice.

Mike – wanted to know if Brad had any questions. He stated he did not.

Mike – We do have to get together one more time and have 45 days to give you an answer. We will need to have a full fire inspection.

Jeanne – was curious about parking. Johanna stated there were more before the flood but this is all we have at the present.

Mike – how far is the brook from the parking space. Will – it is 8' beyond the end of the barn, 50 ft from the retaining wall.

Mike – suggest that the board look in the back.

Johanna – come back to the town – to see if we could use some spaces

Brad – Stated that he potentially may be considered to have a personal interest, however, he is capable of being impartial and if necessary he would recuse himself from a vote. No one had an objection.

Final items: Make sure we have the fire inspection, and we have a precedent – 3 unit with different uses.

Mike wanted to know if anyone looked at the barn during the last year. Need to look at it. They stated that they will be checking into this.

5. We will recess the meeting until we come back Larry second by Jeanne 6:38 p.m. Our next meeting will be at 6:00 in the Town Clerk's office on Tuesday, October 27, and we need to insure we the zoning administrator will be attending.

Respectfully submitted,  
Betty Ritter, Secretary to DRB